



## Washoe County Short-Term Rental Application Fees

**\*\*You received this email because you are listed as a contact for a short-term rental permit in Washoe County.\*\***

You are invited to [learn more and provide input](#) about potential increases to permit fees for short-term rentals (STRs) in Washoe County.

Highlights of the proposed changes will be presented at the July Incline Village / Crystal Bay Citizen Advisory Board (CAB) meeting:

1. What: Discussion of STR permit fee changes, at the Incline Village / Crystal Bay CAB (agenda item #10)
2. When: Wednesday, July 5, 5:30 p.m.
3. Where: Online via Zoom or in-person at the Incline Village Library, 845 Alder Ave. [View the agenda.](#)

[Learn more and provide input online about the proposed changes.](#)

# Proposed Changes to STR Permit Application Fees

Washoe County would like your input about potential changes to **permit application fees** for short-term rentals (STRs).

## **BACKGROUND**

In March 2021, the Board of County Commissioners adopted permit fees and standards for STRs to operate in the unincorporated County (i.e. outside the cities of Reno and Sparks). This included direction that STR permit fees cover the cost to administer the STR program. Initial fees were based on projections before the program was put into place, acknowledging that fees would need to be re-assessed over time to ensure this direction was met.

The STR program has been operating for two years, and recent assessments have determined that STR permit fees do not currently cover the staff time and resources required to adequately administer the program. Administration costs are significantly subsidized by the County's General Fund.

## **CURRENT FEES**

[CURRENT fees for STR permit applications can be viewed online here.](#)

## **PROPOSED FEE CHANGES**

- **To cover the costs of administering the STR program, initial permit and renewal fees are proposed to increase approximately \$250-\$350 depending on the specifics of the permit** (ex. first time permit or renewal; inside or outside of Tahoe Basin; inspection or self-certification; etc.). Specific amounts are still to be determined.

# Proposed Changes to STR Permit Application Fees (continued)

- Additional new fees are proposed for changing the local responsible party/agent (\$45), and changing the maximum occupancy for Tier 1 permits (\$180 if an inspection is required; \$90 if it isn't).

*NOTE: The 10% permit application fee discount for STRs managed by licensed property managers is NOT proposed to change.*

## **WHAT STR PERMIT APPLICATION FEES PAY FOR**

STR permit application fees are intended to cover such things as: overall program administration, addressing inquiries, handling change requests, permit and renewal processing, monitoring by Host Compliance, operation of 24-hour complaint hotline, code enforcement investigation and responding to complaints/violations, plan review, safety inspections by building and fire personnel, permit software development/ enhancements, and other related items. Starting in 2023, permit application fees for STRs within the Tahoe Basin are also expected to cover some services by Clean Tahoe.

## **UPCOMING MEETING JULY 5 TO LEARN MORE**

Highlights of the proposed changes are scheduled to be discussed at the Incline Village / Crystal Bay Citizen Advisory Board (CAB) meeting on July 5, 2023 at 5:30 p.m. [View meeting details here.](#)

**QUESTIONS & INPUT BY JULY 31** If you have questions or would like to provide input on the proposed changes, please submit the form below prior to July 31.

General information about STRs can be found at [www.washoecounty.gov/str](http://www.washoecounty.gov/str).

## **NEXT STEPS**

Input will be collected throughout the month of July 2023. Those interested in the changes are invited to attend the July 5 CAB meeting and/or submit questions and comments via the form below. Following this input period, proposed fee changes are expected to be heard by the Board of